

185.A

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

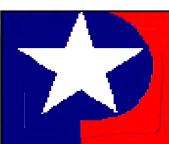
684,700 / 684,700

USE VALUE:

684,700 / 684,700

ASSESSED:

684,700 / 684,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
73		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHANG ROSITA H	
Owner 2:	
Owner 3:	

Street 1: 73 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HUGHES JOSEPH M/CHANG ROSITA H -

Owner 2: -

Street 1: 73 HATHAWAY CIR

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975	Sq. Ft.	Site			0	70.	0.90	7									440,475						440,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6975.000	244,200		440,500	684,700		131413
							GIS Ref
							GIS Ref
							Insp Date
							05/10/17

USER DEFINED

Prior Id # 1: 131413

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	185.A-0002-0013.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	244,200	0	6,975.	440,500	684,700		Year end	12/23/2021	
2021	101	FV	235,500	0	6,975.	440,500	676,000		Year End Roll	12/10/2020	
2020	101	FV	235,500	0	6,975.	440,500	676,000		676,000 Year End Roll	12/18/2019	
2019	101	FV	241,900	0	6,975.	440,500	682,400		682,400 Year End Roll	1/3/2019	
2018	101	FV	241,900	0	6,975.	371,300	613,200		613,200 Year End Roll	12/20/2017	
2017	101	FV	241,900	0	6,975.	339,800	581,700		581,700 Year End Roll	1/3/2017	
2016	101	FV	241,900	0	6,975.	289,500	531,400		531,400 Year End	1/4/2016	
2015	101	FV	201,300	0	6,975.	251,700	453,000		453,000 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
HUGHES JOSEPH M	1521-142		1/23/2018	Estate/Div			No	No					
SULLIVAN KERRY	1353-139		5/15/2008			425,000	No	No					
KAPOPOULOS STEV	1323-62		7/17/2006			425,000	No	No	N				
	785-189		1/1/1901	Family			No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/10/2017		Meas/Inspect							5/10/2017	Meas/Inspect	DGM	D Mann					
10/14/2008		Meas/Inspect							10/14/2008	Meas/Inspect	189	PATRIOT					
10/15/1999		Meas/Inspect							10/15/1999	Meas/Inspect	267	PATRIOT					
11/1/1990									11/1/1990		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 21 - Split Level				Full Bath: 1	Rating: Good			OF= SINK IN BSMT.														
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																	
Foundation: 1 - Concrete				A 3QBth: 1	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																	
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																	
Sec Wall: 1	%			OthrFix: 1	Rating: Average																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1														
Color: TAN				A Kits: 1	Rating:																	
View / Desir:				Fpl: 1	Rating: Good																	
GENERAL INFORMATION				WSFlue: 1	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1959	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	6	2										
Sec Int Wall: 1	%			Economic:		%		Additions:														
Partition: T - Typical				Special:		%		Kitchen:														
Prim Floors: 3 - Hardwood				Override:		%		Baths:														
Sec Floors: 1	%			Total:	18.6 %			Plumbing:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 100.00				Heating:														
Bsmnt Gar:				Size Adj.: 1.35000002				General:														
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	6	2											
Insulation: 2 - Typical				Adj \$ / SQ: 134.987																		
Int vs Ext: S				Other Features: 85750																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 299991																		
% Com Wal		% Sprinkled		Depreciation: 55798																		
				Depreciated Total: 244193																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.A-0002-0013.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	18X6	A	AV	1985		0.00	T	27.2	101										
More: N				Total Yard Items:				Total Special Features:				Total:										